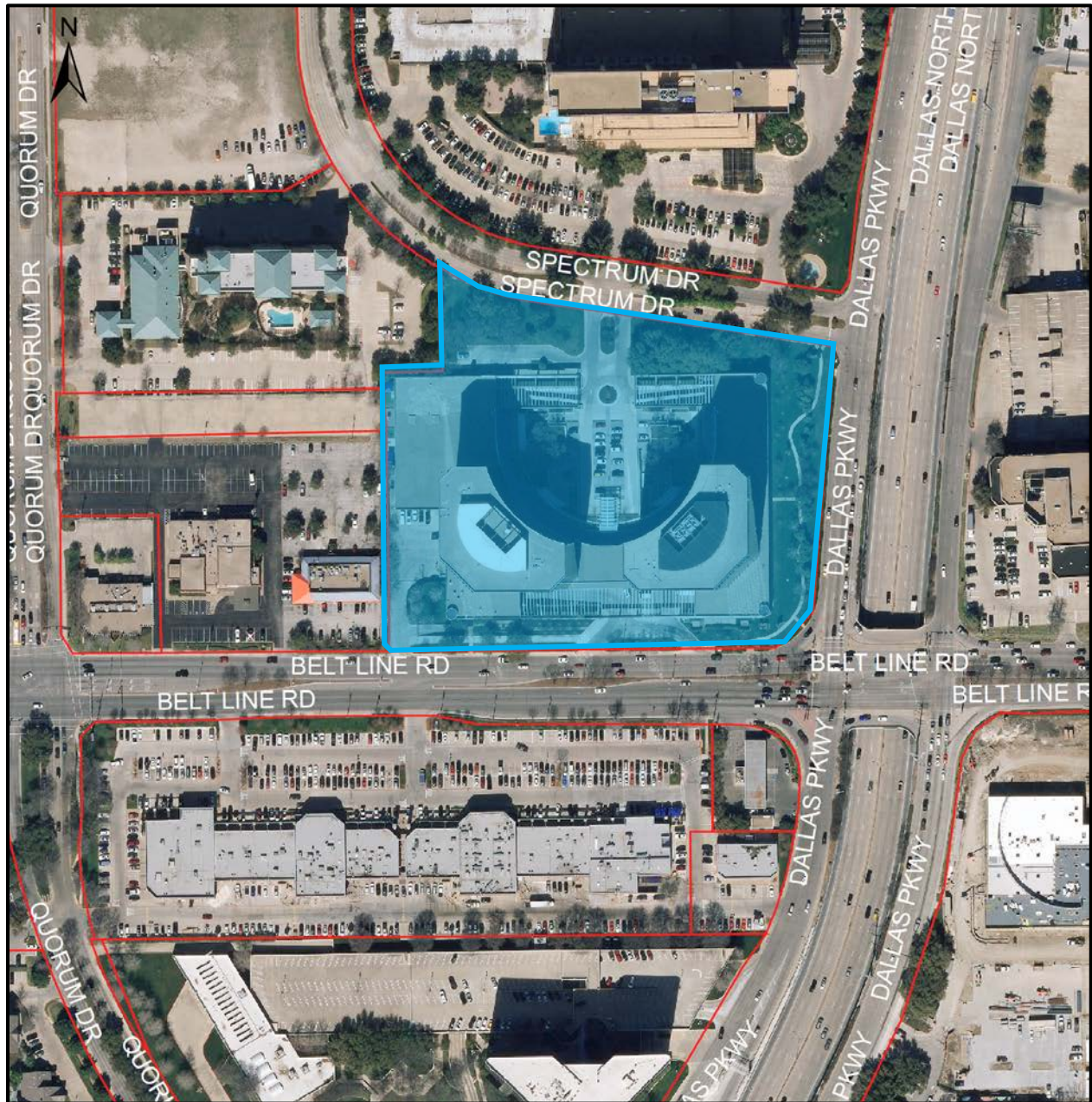


1770-SUP

PUBLIC HEARING Case 1770-SUP/Porcino's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





January 10, 2018

STAFF REPORT

RE: Case 1770-SUP/Porcinos

LOCATION: 5080 Spectrum Drive, Suite 111

REQUEST: Approval a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only

APPLICANT: Mondana Taghizadeh

DISCUSSION:

Background: This location is a ground floor restaurant space at the base of the Spectrum Center office building, bordered by Belt Line Road, Dallas North Tollway, and Spectrum Drive. The property is zoned as Planned Development (PD) 083-007, which allows for office, restaurant, and retail uses.

Porcinos Organic Kitchen and Bar is the first of its kind to the Town of Addison, featuring all organic ingredients in each of the kitchen, cocktail, and wine menus. Porcinos translated from Latin means the “mighty hog.” The applicant states that the Porcinos brand prides itself on highest quality ingredients and decades of expertise. The applicant’s goal is to create a place to gather with friends and be treated to some classic comfort cooking with a global influence in an upscale farmhouse dining room atmosphere. The restaurant will offer a full and unique lunch and dinner menu, with a brunch menu served Saturdays and Sundays.

The applicant currently has two other successful establishments in the Dallas area, Mezze Mediterranean Kouzina and Edith’s French Bistro, both located at Mockingbird Station.

Proposed Plan: The applicant is proposing to occupy a leased space at the southwest corner of the main building, in the space previously occupied by Chaucer's. The floor plan shows a total square footage of 12,293, including a front patio of 1,935 square feet and a new side patio of approximately 3,500 square feet. The plan includes a large kitchen, a large main dining area, a private dining room, two bar areas, interior seating for 236, front patio seating for 48, and side patio seating for 110.

Parking: The property provides a total of 1,715 parking spaces, when you apply the typical parking ratios, the property does not meet current parking requirements. Staff believes that the governing PD 083-007, which specifically allows for 20,000 square feet of restaurant space, 458,937 square feet of office space, and 50,000 square feet of retail space, intends for these uses to share the parking garage on site. Given that the restaurant is also intended to be used by the office workers during the day, and reach peak hours after office hours, Staff believes the existing parking is sufficient for this combination of uses.

Landscaping: The proposed side patio would create approximately 3,500 square feet of decking over an existing green space, which consists of grass, shrubbery, and five trees. Current Landscape Ordinance requires that at least 20 percent of the gross site or lot shall be maintained as landscaped area. Since this property's original approval in 1983, which plans showed approximately 40 percent landscape coverage, it has undergone several changes, such as driveway additions and surrounding road width changes. The property was recently acquired by a new owner without the transfer of all the proper original plans, which has delayed them in providing Staff with the overall Landscape Plan. Without an overall Landscape Plan, Staff is unable to determine whether the proposed side patio would result with the required landscape site coverage.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Porcino's presents a new unique restaurant concept and expansive patio areas that would activate one of the prominent ground floor spaces along Belt Line Road, which is currently vacant.

Staff believes that this establishment's operating and peak hours complement the office use within the building, allowing for adequate shared parking and will not cause significant adverse impact on vehicular congestion, circulation, or parking.

Staff recommends approval of the request, subject to the following conditions:

- The approval of the new side patio be contingent on Staff's review and approval of an overall Landscape Plan, providing for at least 20 percent landscape coverage on this site.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.